



**Land Development Newsletter**  
**November 2008**  
**County of San Diego, Department of Public Works**

## **Land Development**

### **Meet the Land Development Staff:**

Diana Perez - Assistant Engineer - Project Conditioning

Department of Public Works (DPW) is pleased to announce that Diana Perez has joined the Land Development Team. This is Diana's second stint with the County, as she was a student worker performing plan checks for the department of Environmental Health Reclaimed Water Division in the late 1990's. After obtaining her engineering degree from Cal Poly San Luis Obispo, Diana went to work in private industry and gained extensive experience in the land development sector. Diana will be working for Rick Lantis doing project conditioning for subdivisions and use permits.

### **County's Official Rainy Season Started on November 11th**

It is that time of year again where rain is expected to come to San Diego County, and all private developers with projects in construction are required to prepare their sites. DPW's Private Development Construction Inspection (PDCI) Section continues to work with permittees to ensure that Best Management Practices (BMPs) on construction sites are implemented and maintained year round. In October and early November, PDCI staff began proactively visiting all permitted grading sites and discussed their planned preparation for full deployment of BMPs by the November 11, 2008, deadline with the developers. As of the deadline, non-active areas and/or projects are required to have fully-deployed BMPs within 10 days of cessation of soil disturbing activities or 48 hours prior to onset of precipitation, whichever comes sooner. For actively graded areas, developers are required to protect those areas 48 hours prior to onset of precipitation.

### **The following are suggestions for developers to consider in preparation for the rainy season:**

- 1) Is your Stormwater Pollution Prevention Plan (SWPPP) onsite and updated?
- 2) Are all permits current including, your State Notice of Intent (NOI)?
- 3) Do you have a project map onsite that shows your active and non active areas with properly implemented BMPs?
- 4) Are you monitoring the weather forecast daily?
- 5) Per the erosion control plans, do you have 125% of BMPs needed to implement and protect the site 48 hours prior to onset of rain?
- 6) Do you have adequate manpower available at short notice to implement and maintain BMPs?
- 7) Do you have someone designated as being "on call" during rain events to handle potential problems?
- 8) Are you prepared to handle site cleanups after rain events?

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### **(County's Official Rainy Season Starts on November 11th, con't.)**

PDCI has a number of resources we use with regards to BMPs, and these resources should help you understand County requirements and provide options on how to protect permitted sites. For links to the resource sites noted below, please visit the website of DPW's Private Development Construction Inspection at [www.sdcountry.ca.gov/dpw/land/pdci](http://www.sdcountry.ca.gov/dpw/land/pdci):

County's Stormwater DLI-LD-I for Land Development Projects

County's Grading Ordinance

County's Watershed Protection Ordinance

California Stormwater Quality Association (CASQA)

The local office of the State's Regional Water Quality Control Board (RWQCB) provided the attached early warning to local jurisdictions in regards to preparation for San Diego's Rainy Season. This RWQCB notice is a good reminder that any project site is subject to an unannounced visit by the RWQCB and the U.S Environmental Protection Agency (EPA).

Please remember the goal is to avoid any discharges from projects by using a combination of erosion and sediment control BMPs. Also, please don't overlook the need to properly address BMPs for non-stormwater discharges like trash, oils and fuels, concrete wastes, and portapotties. PDCI looks forward to another cooperative year with minimal violations. If you have questions on how to prepare BMPs or would like to request a field inspection to review BMP issues, please contact PDCI at (858) 694-3165, or e-mail at [grading@sdcountry.ca.gov](mailto:grading@sdcountry.ca.gov).

### **Modified Deposit Requirements for Plan Checking and Construction Inspection**

Land Development has made some changes to minimize ongoing problems with projects not having sufficient deposits to allow staff to complete plan reviews and perform construction inspections. In addition, the rising number of deposit accounts in deficit has caused a need to change the way we do business. We have initiated a grace period with these changes and they become effective December 15, 2008. Two deposit changes are as follows:

#### **Plan Checking Deposits**

As allowed in existing Board approved Fees and Deposits, DPW will require that every plan brought in for plan check has at least the minimum plan check deposit in the project's deposit account prior to accepting the plan for review. For example, a curb grade project will be required to have at least \$2,350 in its deposit account prior to any project review for "prior to permit issuance" or "during construction" plan reviews. In addition, as staff is reviewing your plan, additional deposits may be required if it is anticipated that this review (or subsequent reviews) require more than typical deposits for your project.

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### **Construction Inspection Deposits**

As many of you may be aware, construction inspection deposits are calculated as a percentage of the cost of construction. 5% of the first \$100,000 plus 3% of the cost greater than \$100K is required to be deposited for DPW's Construction Inspection staff prior to issuance of the permit for construction. As allowed in existing Board approved Fees and Deposits, DPW continues to review the status of the deposits remaining throughout the project's duration and DPW will generally require additional deposits when 50% or more of the deposits allocated for inspection have been utilized. If the estimated remaining work is more than the associated ratio of the originally deposited money remaining on account, DPW will require additional deposits as part of plan check reviews or normal inspection activities.

These two improvements will assist developers to have appropriate deposits on account and minimize project processing delays by DPW staff due to insufficient funds. We appreciate your cooperation in making these changes. If you have additional questions on these changes, please feel free to contact the Permitting Counter at (858) 694-3810, or in person, at 5201 Ruffin Rd., Ste D, San Diego, CA 92123.

### **San Diego County Real-Time GPS Network Now Available to the Public**

We are pleased to announce the San Diego County Real-time Network (SDCRTN) is now available to the public. The SDCRTN consists of 19 Continually Operating Reference Stations (CORS) streaming real-time dual frequency Global Positioning System (GPS) data to a server, which then makes this data available to the public on site-specific ports. This service is available at no charge and will benefit those interested in precision positioning.

The CCS83 positions are based on the new 2007.0 Epoch. The Real Time Network can be quoted on all mapping documents as "First Order or Better", as they all meet the California Public Resources Code standard for CSRN. Further details of the SDCRTN, including a procedure for using the system, can be found at <http://www.sdcounty.ca.gov/dpw/surveyor/SDCRTN.html>.

### **Service First Initiative: DPW Co-Location begins in November**

During the month of November, DPW's Land Development Division will begin the implementation of one of the many Service First Initiative recommendations (Co-Location of DPW Conditioning Teams with DPLU). The conditioning staff who currently reside within the Land Development geographic teams will relocate to DPLU's physical location along with DPW Project Manager, Rick Lantis. Rick Lantis and his new team of conditioners will support Jason Giffen's DPLU Minor Subdivision regulatory section. DPW Project Manager, Ed Sinsay will continue to support Brian Baca in the DPLU regulatory planning process with a focus on Major Subdivisions. DPW and DPLU expect this co-location will improve communication with the applicant and improve coordination between the Engineering and Planning disciplines during the discretionary process.

The remaining project managers in DPW will continue to focus on the Geographical area Permits, Plans and Maps. Any questions regarding DPW's co-location can be directed to DPW Program Manager, Troy Bankston, at [Troy.Bankston@sdcounty.ca.gov](mailto:Troy.Bankston@sdcounty.ca.gov).

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### **Hydromodification Update**

The County's Storm Water Permit (Regional Water Quality Control Board Order R9-2007-0001 Provision D.1.g (6)) requires the County of San Diego and its NPDES Copermittees to limit increases of run-off discharge rates and durations (i.e. Hydromodification Management).

Currently, projects that disturb 50 acres or more are required to meet Interim Hydromodification Criteria (IHC) as outlined in the Watershed Protection Ordinance (Sec.67.812(b)). One of the requirements is post project run-off durations and peak flows shall not exceed pre-project durations and peak flows for flow rates from 20% of the pre-project 5-year run-off event (0.2Q5) to the pre-project 10 year run-off event (Q10). For projects to show compliance, applicants must perform and submit an analysis based on continuous simulation of the entire rainfall record. Applicants will need to use a continuous simulation hydrologic computer program, such as the US Army Corps of Engineers Hydrologic Engineering Center Hydrologic Modeling System (HEC-HMS) or the USEPA's Hydrologic Simulation Program Fortran (HSPF). Both of these programs are free and downloadable from the following websites: <http://www.hec.usace.army.mil/software/hec-hms/> and <http://www.epa.gov/waterscience/basins/bsnsdocs.html>. Applicants may use the Clear Creek Solutions proprietary San Diego Hydrology Model (SDHM) software provided ensuring they utilize the appropriate rain gage data available from the County and do not rely on the default Lindbergh Field rain gage data.

The County has selected 19 gages countywide (see attached map) to analyze which give adequate geographical and orographical coverage. Currently, 11 of the 19 gages have been analyzed, and their data are available for distribution (Lake Wohlford, Fallbrook, Escondido, Santee, San Vicente, Lower Otay, Ramona, Flinn Springs, Bonita, La Mesa, Kearny Mesa). The remaining 8 gages (San Onofre, Oceanside, Lake Henshaw, Encinitas, Poway, Lake Cuyamaca, Fashion Valley, and Lindbergh Field) will be available by mid-December 2009. DPW is currently in the process of making the rainfall data for the first 11 gages available online, and we will post the data from the remaining 8 gages once this additional information is available. Before choosing the rain gages to use for hydromodification simulations, please coordinate with your DPW Land Development Project Manager to request which gages should be selected for your model.

The interim criteria will apply until the final Hydrograph Modification Management Plan (HMP) is implemented, sometime in late 2009 or early 2010. Please see additional information on HMP, along with rainfall data, at the Project Clean Water website: [http://www.projectcleanwater.org/html/wg\\_susmp.html](http://www.projectcleanwater.org/html/wg_susmp.html).





